Table of Contents

File		SUP-1996-099 Name: MA Concrete Construction, Inc. – 2323 River Road				
P S		A 6 4				
r	C	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS				
e	a	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will				
S	n	be found on the ISYS query system in their designated categories.				
e n	n e	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.				
t	d	Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for				
	the contents of each file.					
		the contents of each fire.				
X	X	Table of Contents				
		*Review Sheet Summary				
		*Application form				
		Review Sheets				
		Receipts for fees paid for anything *Submittal checklist				
		*General project report				
		Reduced copy of final plans or drawings				
		Reduction of assessor's map.				
-		Evidence of title, deeds, easements				
		*Mailing list to adjacent property owners Public notice cards				
-		Record of certified mail				
		Legal description				
		Appraisal of raw land				
		Reduction of any maps – final copy				
		*Final reports for drainage and soils (geotechnical reports)				
\dashv		Other bound or non-bound reports				
\dashv	\dashv	Traffic studies				
\dashv	\dashv	*Review Comments				
		*Petitioner's response to comments				
	_	*Staff Reports				
		*Planning Commission staff report and exhibits				
	*City Council staff report and exhibits					
	*Summary sheet of final conditions					
DOCUMENT DESCRIPTION:						
X	X	Decision Letter				
X		Mesa County Short Report – 4/15/96				
X		Grayscale Maps				
X		Pictures of Property				
		Tietures of Froperty				
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OWNER INFORMATION

PROPERTY INFORMATION

MARTIN AZCARRAGA

CO OWNER: DONNA L

BOOK: 1766
PAGE

PARCEL NUMBER: 2945-053-00-098

PROPERTY ADDRESS:

TAC: 10800

MILL LEVY: 86.0290

LAND VALUE:

33,310.00

IMPROVED VALUE:

61,280,00

TOTAL VALUE:

94,590.00

PRICE: 20000

YR BUILT: 1991

SOLD: 11/07/89

LEGAL DESCRIPTION:

PAGE: 47

BEG SE COR NW4SW4 SEC 5 1S 1W N 740.2FT N 56DEG54' W 395.25FT S 849.1FT S 89DEG40' W 331.5FT S 108.8FT N 89DEG40' E 663.1FT TO BEG EXC E 30FT FOR RD

SPECIAL USE PERMIT FOR:

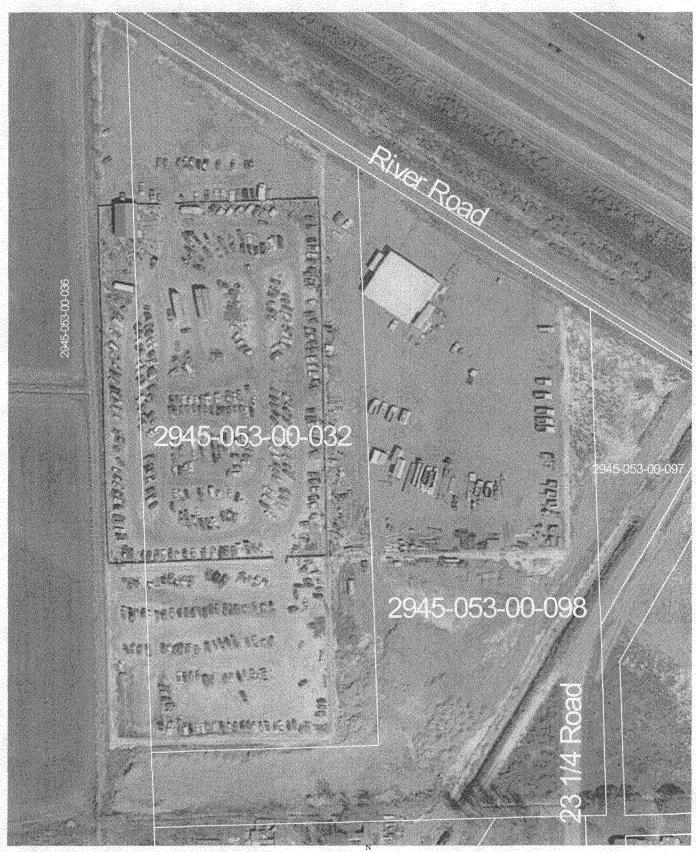
MA CONCrete CONSTRUCTION INC 2323 River ROAD

LAND USES Requiring SUP: Concrete Pipe Storage Concrete Products storage

OTHER LAND USES.
HEAVY Equipment Storage
CONTRACTING SHOP OUTDOOR STORAGE

RIVER ROAD ANNEXATION

Current uses on parcels: 2945-053-00-032 Memo's Auto Salvage, 2945-053-00-098 MA Concrete



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



RIVER ROAD ANNEXATION

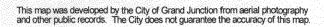
MA Concrete Construction Inc 2323 River Road



fence



Gate





CITY OF GRAND JUNCTION GRAND JUNCTION, COLORADO

July 1, 1990		
	- ,	
FOR)	FINAL DECISION
•)	
MA Concrete, Inc.)	SUP-96-99
Attn: Martin Azcarraga)	
2323 River Road)	
Grand Junction, CO 81502)	

Property at 2323 River Road (tax parcel #2945-053-00-098) was annexed into the City of Grand Junction effective April 7, 1996. The City zoned your property Light Industrial (I-1). The City's Zoning and Development Code requires a special use permit for outdoor storage of concrete products and pipe. City Staff have documented your current uses on the property with aerial and ground photographs.

The Administrator hereby grants a Special Use Permit (file #SUP-96-99) for the above referenced property for the following uses: outdoor storage of concrete products and outdoor storage of pipe. If you have any questions please give me a call.

Respectively,

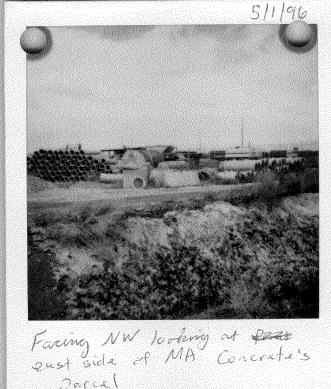
1.1.4.4000

Mike Pelletier,

Associate Planner 244-1451



Front of MA Concrete from River Road



Facing NW looking at fact oust side of MA Concrete's Parcel



Facing SW on sear portion of MA Concrete property